



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 N Lowell Rd, Windham NH 03087
(603) 432-3806 / Fax (603) 432-7362
www.WindhamNH.gov

**Conservation Commission
Draft Minutes
October 8, 2020**

7:30 pm @ Community Development Department

Attendance:

Chairman Dave Curto- present at Community Development
Vice Chair Wayne Morris- present (via Zoom)
Pam Skinner- present (via Zoom and left the meeting at 9:00pm)
Lisa Ferrisi- present (via Zoom)
Kara Feldberg, alternate- present (via Zoom)
James Finn- excused
Brian McFarland, alternate- excused

Miscellaneous Items:

- Trails committee meeting discussion

Vice Chair Morris stated that there was a site walk scheduled for next Thursday at Wood Meadows in the location where the old subdivision meets the new subdivision. Vice Chair Morris stated that the engineer would like the Trails Committee to write a letter stating they approve of the modification to the conditions of approval. The conditions would state that the applicant would construct trails. Vice Chair Morris stated that he would write the letter after the site walk. Vice Chair Morris will also make sure the site walk is posted to the public at Community Development.

Also, Mr. Samsel of the Trails Committee is trying to schedule a meeting with a representative from the Windham Woods School to coordinate with them on trails in that area.

Mr. Norn Babineau from the Trails Committee addressed the Board. Mr. Babineau stated that Mr. Derek Monson is able to secure signage for the bike trail signs in the Clyde Pond area. NIMBA would be supplying the signs and Mr. Monson is requesting that the town pay half the cost of the signs. Chairman Curto stated that the polyurethane might be helpful to provide a finish for them to preserve the signs.

A motion was made by Vice Chair Morris to spend up to \$300 for the purpose of providing signs for the trails surrounding Clyde Pond. Seconded by Ms. Skinner. Roll call vote: Chairman Curto, Vice Chair Morris, Ms. Skinner, Ms. Ferrisi, and Ms. Feldberg. Vote 5-0. Motion passes.

41 The Board and the Trails Committee discussed the Regional Trails Committee. The board
42 discussed the Deer Leap Map and they would like to push for the maps for this area
43 done in this area next.

44
45 Mr. Norm Young addressed the Board and summarized the phases of development in
46 putting together the Moeckel Pond project. Mr. Young stated that the mapping of the
47 trails is a part of the plan that needs to be done for the release of the grant.

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49 The Trails Committee also briefly discussed work being done on the Route 28 Forest as
50 well.

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- Historic Committee donation/ Campbell Farm

53 Ms. Wendy Williams addressed the Board. Ms. Williams stated that Ms. Joan
54 Normington was gifted money in her honor. Ms. Williams mentioned several ideas to
55 memorialize Ms. Normington. The funds will sit in a trust for this purpose. Ms. Williams
56 stated they are open to suggestions for how to best spend the money as a memorial to
57 Ms. Normington.

58
59 Chairman Curto stated that there are not benches just as you walk onto the property. A
60 kiosk and benches might be a nice tribute to Ms. Normington. Ms. Williams stated that
61 the money will sit in the trust until it is in use. Ms. Williams stated that she would
62 suggest naming the trail the Joan Norrington Memorial Trail at Campbell Farm.
63 Chairman Curto stated they have not decided on a trail name yet. Vice Chair Morris
64 would like to see a granite bench with Ms. Normington's name on the bench. The Board
65 discussed the importance of having a place to enjoy the area and a bench would be a
66 fitting tribute.

- 67
68
- Town Budget

69 Chairman Curto stated that there were a few increases in the budget. The trail
70 maintenance and repairs are an item in the budget that may need more funding.
71 Chairman Curto mentioned tree removal as well.

72
73 **A motion was made by Ms. Feldberg made to pay the invoice of \$450 for the tree**
74 **removal at Foster' Pond. Seconded by Ms. Skinner. Roll call vote: Chairman Curto, Vice**
75 **Chair Morris, Ms. Skinner, Ms. Ferrisi, and Ms. Feldberg. Vote 5-0. Motion passes.**
76

77 Chairman Curto then mentioned trash removal and trash cans. The trash cans would
78 also help volunteers that wanted to help clean the trails as well. Chairman Curto also

mentioned some hand tools that might be important for those who maintain the trails. Chairman Curto also mentioned signage for trails as another item for the town budget. Chairman Curto stated that these are some items they might need including benches. Chairman Curto put the cost at \$25,000 to be added to the proposed budget. Mr. Dave Sullivan stated that he would put the proposal at \$10,000. Chairman Curto will be going before the Board of Selectmen with the proposal.

Mr. Norm Babineau addressed the Board again and stated that many people were using these trails in these times and the increase cost of maintaining the trails is directly related to the increase use of the trails.

- Bylaw workshop scheduling

Chairman Curto stated that he would like to do a workshop to review potential changes to the budget. The Board discussed having a workshop to discuss the change in the by-laws. The Board discussed that these items may need to be brought up in a public meeting before it was to be brought forward to the town. Chairman Curto discussed the need to create by-laws for the Clyde Pond property. The Board discussed having this meeting during a 1st or 3rd Thursday to have the workshop at Community Development.

- Fosters pond Tree cutting

Motion made previously. The Board briefly discussed the tree that was allegedly on fire at Foster's Pond.

ZBA:

Case #29-2020: Parcel(s) 11-C-180

Applicant - DADE Realty Trust – Daniel J. Enxing

Owner - DADE Realty Trust – Daniel J. Enxing

Location – 19 Enterprise Drive

Zoning District – Business Commercial A District and Cobbetts Pond & Canobie Lake

Watershed Protection Overlay District (WPOD)

Variance Relief is requested from **Section 605.1**, to allow the use of a single-family dwelling that is not a permitted use in the Business Commercial A district.

Mr. Dan Enxing addressed the Board. Mr. Enxing is interest in converting the property from a commercial piece of property to a residence. Mr. Enxing would like to make the office into a home. Mr. Enxing stated that the area is more residential at this point. Chairman Curto asked if Mr. Enxing had any plan for storm water retention. Mr. Enxing stated that he would be collecting the water off the roof and reusing the water. Chairman Curto asked if Mr.

118 Enxing was planning any kind of increase in the size of the driveway or pavement. Mr.
119 Enxing stated that he was not.

120
121 The Board has no issues with the proposed plan at this time. There is no wetlands impact on
122 the property. The Board appreciates the storm water management as discussed and the
123 proposal to not add any additional pavement.

124
125 **Case #30-2020: Parcel 8-C-30**

126 **Applicant - The Dubay Group, Inc. – Karl Dubay, PE**

127 **Owner - PK Sawyer, LLC**

128 **Location - 67 Rockingham Road**

129 **Zoning District - Business Commercial A District (CDA) & Wetlands Watershed Protection**
130 **District (WWPD)**

131 Variance relief is requested from **Section(s) 401, 402, 601.3, 601.4.6, 605.1, 702 and**
132 **Appendix A-1**; Specifically from **Sec. 401** to allow reversion and increase of the existing non-
133 conforming apartment use from 2 units to 4 units, where no increase in the extent of the
134 non-conforming use is allowed in the Commercial District A (CDA). And from **Sec. 402** to
135 changing the use of the existing building having both residential and office intermixed use to
136 revert to full residential use, where it shall not again be changed to a more non-conforming
137 use in CDA. And from **Sec. 601.3** to allow a reconfiguration of 1,304 sf of 6 existing parking
138 spaces within the WWPD to 972 sf of 6 parking spaces in the WWPD and 1,480 sf portion of
139 proposed carriage style residential building in the WWPD, where such use is not permitted.
140 And from **Sec. 601.4.6** to allow the portions (600 SF) of the existing septic system to remain
141 and be rebuilt within the WWPD, where such use is not permitted. And from **Sec. 605.1** to
142 allow the residential use in the existing and proposed buildings, where such use is not
143 permitted in CDA. And from **Sec. 702 Appendix A-1** to allow the existing building a 30' front
144 yard setback where 75' is required.

145
146 Mr. Karl Dubay of the Dubay Group, Inc. addressed the Board and is representing the
147 applicant. Mr. Dubay explained that the applicant would like to save the building on the site.
148 They would like to repurpose the building into 4 apartments instead of 2 and redesign the
149 office space. There would also be a carriage house added to the site. The plan has been
150 before the Planning Board under conceptual design as well as technical review. There would
151 be 2 apartment in the carriage house. The variances are to allow existing items that are
152 already on the site and pre-existing. There will be recharge and infiltration. Mr. Dubay
153 stated that the proposed office building next door does not require any variances.

154
155 Mr. Ryan Sawyer, the applicant, addressed the Board. Mr. Sawyer would like to keep the
156 house intact because it does have historic value.

Vice Chair Morris asked about the WWPD impact. There is Flat Rock Brook across the street and that has a 150-foot setback and that goes into the Sawyer's property. There is also an old pond and it is unclear how the wetland fit together exactly but Mr. Dubay has tried to piece this together and the water ways are somehow connected. There is a lot of mixed use in the area. There is a WWPD around the pond that has been taken into account. There are two driveways, one of which is very steep. There will be a rebuilt driveway to town and state standards.

Ms. Skinner left the meeting at 9:00pm.

There are 15 parking units total. The Board briefly discussed the proposed office building that is on the property next door. The access driveway would be sitting opposite the existing road.

Mr. Babineau stated that the existing garage is being demolished. It is in the WWPD. The driveway goes right to the left of the garage according to Mr. Dubay. The garage would be taken down and that is currently in the WWPD; it is also very close to the road. The Planning Board asked that the garage be taken down as part of the proposal. Mr. Babineau asked about the carriage house as well as he sees it as a very appealing feature of the project.

The Sawyers stated that they would like to preserve the historic colors of the property.

Ms. Wendy Williams addressed the Board. Ms. Williams stated that the property is part of the Historic Commission list. Ms. Williams stated that the whole site is. Ms. Williams and Mr. Dubay will be in communication to discuss an HDC meeting. Mr. Dubay stated there is a ZBA meeting next week and then the plan will go before Planning Board. The HDC would be invited to hear the plan. Ms. Williams stated that the "charrette" did not substitute an actual HDC meeting. Ms. Williams stated that the next HDC meeting will be November 5th.

The Board discussed the pond with Mr. and Mrs. Sawyer and ways to "clean up" the pond. Ms. Williams stated that the causeway can be built the way it is with stone. The debris may actually help the water flow better through there. The Sawyers discussed that they were interested in preserving all aspects of the property.

The Commission would like to be the final plan before it goes before Planning Board and if approved by ZBA.

A motion was made by Vice Chair Morris to adjourn at 9:33pm. Seconded by Ms. Feldberg. Roll call vote: Chairman Curto, Vice Chair Morris, Ms. Skinner, Ms. Ferrisi, and Ms. Feldberg. Vote 4-0. Motion passes.

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